



Design, Access & Heritage Statement

Rear extension at :-

67 The Quarries,
Boughton Monchelsea,
Maidstone,
Kent

Prepared on behalf of Mr B Williams

Contents

1. Introduction

Site and Surroundings

2. Proposed Development - Approach to Design and Access

Amount of Development Proposed

Layout

Scale and Appearance

Access

Heritage

1 Introduction

1.1 This application is submitted in support of an application for planning permission for addition of a single storey rear extension plus other alterations.

Site and Surroundings

1.2 The application property is not located within a conservation area but is Grade 2 listed.

1.3 The surrounding area is predominately residential.

2 Proposed Development - Approach to Design and Access

Amount of Development Proposed

2.1 The proposed extension will increase the floor area by 21m².

Layout

2.2 Layout remains unchanged

Scale and Appearance

2.3 Scale remains largely as existing. The extension will add 21m² of additional floor space. Ridge and eaves height will be the same as existing.

2.4 The appearance will match and compliment the existing property. Walls will be brick painted white under a Kent peg tile roof. Windows and doors will be of timber construction.

Access

2.5 Access to the building remain as is existing.

Pre application process has taken place with a positive outcome and this application has been tweaked to adhere to the conservation officers suggestions and recommendations.

Heritage

2.6 The property known as Toll House Cottage is Grade 2 Listed.

The listing entry reads as follows :-

Toll house now house. Late C18. Timber framed and clad with rendered tile hanging and extended with painted brick. Plain tiled roof. One storey with hipped roof and stack to left. Three glazing bar sashes with 1 metal casement in extension to right. Central boarded door.

Pre application process has taken place with a positive outcome and this application has been tweaked to adhere to the conservation officers suggestions and recommendations.

END